

Overarching Goals

Rev. 12/06/11

1. Review, recommend revisions, and approve applications for subdivision and special permits such that:

- a. State Law, Stow Zoning Bylaws, and Stow's Subdivision Rules and Regs are upheld
- b. The impact to the community is minimized
- c. Stow's character is preserved and/or enhanced

2. Identify, develop, and shepherd revisions to Stow's Zoning Bylaws, Sub Rules & Regs, & other state/town laws & process in order to create regulatory tools to allow the PB &or Town to:

- a. Minimize the impact proposed development and special permit will have to the community
- b. Allow/encourage protection of land owner's rights
- c. Allow/encourage the preservation and/or enhancement of Stow's character
- d. Identify and help shape future development for purpose of enhancing the Town's character

3. Implement and review Master Plan

<i>Task</i>	<i>Priority</i>	<i><u>Long</u> <u>Median</u> <u>Short</u> <u>Term</u></i>	<i><u>Overarching Goal</u></i>
CLURPA – Comprehensive Land Use Reform and Partnership Act (Prioritize Items by Importance)	H	S	2
Floodplain/Wetlands Overlay – <i>revisit with Conservation Commission</i>	H	S	2
Wireless Service Overlay Study	H	S	2
Golf Course Water Monitoring	H	S	1,2,3
Foster Pedestrian Mobility <i>Update Rules and Regs, cost for fee in lieu of construction</i>	H	S	1,2,3
Sign Bylaw - Review and update Bylaw <ul style="list-style-type: none"> Review draft document for Lower Village Sub-Committee Design Standards Review area town bylaws 	H	S	2,3
Lower Village Zoning <ul style="list-style-type: none"> Zoning Bylaw Amendments/Uses 	H	S	2,3
Lower Village Traffic/Pedestrian/Streetscape Improvement	H	S	2,3
Golf Course and Orchard Zoning <i>(could be mixed with PCD allow by-right/designate open space first)</i> <ul style="list-style-type: none"> Overlay District? Review EO418 buildout Review Area Town Bylaws 	H	M	2,3
Lower Village Economic Development/Tourism	H	M	1,2,3
Establish Design Guidelines for LV	H	L	2,3
Gleasondale Economic Development/Mill Zoning	H	L	2,3
Diversify Housing Stock (multi-family units)	M	M	2,3
Review Section 3.9 (Non-Conforming Uses)	M	M	2
Review Non-conforming uses (Section 3.9)	M	M	2
Establish Design Guidelines for other areas of Town	M	L	2,3
Planned Conservation Development Bylaw (PCD) <i>(Could be mixed with Golf Course and Orchard Zoning)</i> <ul style="list-style-type: none"> Allow by Right Designate Open Space First 	M	L	2,3
Demolition Delay Bylaw	M	L	2,3
Adopt Scenic Roads Bylaw	L	L	2,3
Adult Entertainment Zone	L	L	2